

December 28, 2000

**TO:** Mayor and City Council

**FROM:** John Lettelleir, AICP, Director of Planning

**SUBJECT:** Results of the Planning & Zoning Meeting December 27, 2000

**The following item is scheduled for the January 2, 2001 City Council Meeting**

**Preliminary Plat:** Griffin Parc - Phase 3  
**Applicant(s):** Frisco Legacy, Ltd.

**DESCRIPTION:**

22 Single-Family-4 lots and one open space lot on 8.8± acres on the east side of Teel Parkway, 2,740± feet south of Eldorado Parkway. Zoned Single-Family-4. Neighborhood #45.

**APPROVED:** 4-0 **DENIED:** \_\_\_\_\_ **TABLED:** \_\_\_\_\_

**RECOMMENDATION:**

Staff recommends approval subject to:

1. City Engineer support of a waiver to the requirement for alleys.
2. Final acceptance of Griffin Parc, Phase 2 prior to the final acceptance of Griffin Parc, Phase 3.

MH/sg

cc: Chas Fitzgerald 972-668-0207  
Michelle Hirst 972-248-1414  
Frank Jaromin  
Donnie Mayfield  
Mack Borchardt

**Agenda No.:** 3K

**Preliminary Plat:** Griffin Parc - Phase 3

**Applicant(s):** Frisco Legacy, Ltd.

**Description:**

22 Single-Family-4 lots and one open space lot on 8.8± acres on the east side of Teel Parkway, 2,740± feet south of Eldorado Parkway. Zoned Single-Family-4. Neighborhood #45.

**Remarks:**

The preliminary plat shows 22 Single-Family-4 lots and one open space lot. Access is provided through Luxembourg Lane and Yorkshire Lane, both of which extend to the north, through Griffin Parc, Phase 2. Final acceptance of Griffin Parc, Phase 3 is therefore contingent upon final acceptance of Griffin Parc, Phase 2. Lots backing to Teel Parkway will be screened by berms and landscaping, consisting of trees and shrubs per the landscape ordinance, within 25 feet of additional right-of-way dedicated for screening and landscaping purposes.

Alley Waiver

Alleys are not provided to serve the lots. The Subdivision Ordinance requires alleys to be provided along the rear of all lots unless the City Council waives the requirement for alleys by determining that utilities and access are adequately provided to the lots. The absence of alleys does not interrupt solid waste collection patterns or create any circulation problems. Should lots be designed without lot-to-lot drainage, staff will support a waiver to the requirement for alleys. The City Engineer will make this determination after reviewing the engineering plans to be submitted with the final plat.

**RECOMMENDAtion:**

Staff recommends approval subject to:

1. City Engineer support of a waiver to the requirement for alleys.
2. Final acceptance of Griffin Parc, Phase 2 prior to the final acceptance of Griffin Parc, Phase 3.